



DSC of Newark Enterprises, Inc.

70 BLANCHARD STREET
NEWARK, NEW JERSEY 07105

(201) 589-4200

October 8, 1996

Muthu Sundram, Esq.
New Jersey Superfund Branch
Office of Regional Counsel
U.S. Environmental Protection Agency, Region II
290 Broadway
New York, New York 10007-1866

Re: Cornell-Dubilier Electronics Site, Hamilton Industrial Park,
333 Hamilton Boulevard, South Plainfield, Middlesex County, NJ

Dear Mr. Sundram:

The following is in response to your Request for Information concerning the above referenced site:

1.
 - a. DSC of Newark Enterprises, Inc.
70 Blanchard St.
Newark, NJ 07105
 - b. Anthony A. Coraci, President and Treasurer
Vincent J. Coraci, Chairman and Secretary
70 Blanchard St. Newark, NJ 07105
 - c. Corporation
State of incorporation: Delaware
Date of incorporation: August 1, 1988
Agent: The Company Corp.
3 Christina Center
201 N. Walnut St.
Wilmington, Delaware 19801
Agent in NJ: Anthony A. Coraci
70 Blanchard St.
Newark, NJ 07105
 - d. N/A
2. Lamitex, Inc./CRD Realty Corp. operated the facility as a rental property until 1976 when Lamitex/CRD Realty Corp. was sold to Marco Investing Corp. which then was sold in 1987 to DSC of Newark Enterprises, Inc. DSC currently owns the property. Various tenants have occupied portions of the facility and have conducted different types of operations. The various owners never occupied this site. Please see attached Preliminary Assessment of May, 1995 and attached sheet which updates tenant list.
3. There is no legal relationship between the Company and Norpak Corporation. The company works in the same office as Norpak Corporation and the officers of both firms are identical.
4. Please see attached Preliminary Assessment of May, 1995, Attachment I and attached sheet which updates tenant list.
5. No. Federal Pacific was the owner of Cornell-Dubilier Electric Corp.
6. Chemicals used by past and present tenants: Epoxy resins, polyester resin, turpentine and acetone used in the design and prototype of automotive parts, paint, paint thinner, degreaser, oil and grease used in the

fabrication of material handling products; PVC sheet vinyl used to make binders; cleaning solvents used in the manufacturing of cabinetry; metallic oxides used to make compound ceramic formulations. Also see Attachment II of attached Preliminary Assessment of May, 1995 and attached sheet which updates tenant list. Not fully knowledgeable about tenant's operations. DSC does not operate at the site.

7. Epoxy resin, polyester resin, turpentine and acetone stored on shelves and in cabinets; paint, paint thinner, degreaser, oil and grease stored on racks and shelves; PVC sheet vinyl stored in ambient conditions; cleaning solvents stored on racks and shelves; metal oxides stored in fiber drums. Also see Attachment II of attached Preliminary Assessment of May, 1995 and attached sheet which updates tenant list. Not fully knowledgeable about tenant's operations. DSC does not operate at the site.

8. Not fully knowledgeable about tenant's operations. DSC does not operate at the site.

9. Yes. Arrangements were made with S&D Environmental Services, Inc. in 1990, L&L Oil Service, Inc. in 1990, Stan's Lawn Service in 1990, ENSA Environmental in 1994, ICF Kaiser in 1996. S&D was to do the cleanup of an oil spill. L&L Oil was to clean a 150,000 gallon aboveground storage tank, Stan's Lawn Service was to dig holes and fill them in with new soil, ENSA Environmental was to prepare a Preliminary Assessment report and ICF Kaiser was to prepare a Site Investigation report. Lester Pae, building manager for DSC, was involved. See attached for copies of contracts, manifests and invoices. The work of S&D Environmental Services, Inc., L&L Oil Services, Inc., and Stan's Lawn Service ended in 1990. The work of ENSA Environmental ended in 1995 and ICF Kaiser is currently acting as a consultant for DSC. See attached Preliminary Assessment of May, 1995 and attached sheet which updates tenant list.

10. No.

11. Not by DSC and not to our knowledge by tenants.

12. Lester Pae
70 Blanchard St.
Newark, NJ 07105

609-394-0333

13. No.

14. The site was purchased from Cornell-Dubilier Electric Corp. We are attempting to locate purchase documents.

15. No.

16. None.

17. We are attempting to locate purchase documents.

18. The Company is currently undergoing a Memorandum of Agreement (MOA) with the New Jersey Department of Environmental Protection with an effective date of July 14, 1994. A release of fuel oil was remediated in July of 1990. At the same time, a 150,000 gallon above ground storage tank was cleaned as part of the decommissioning process. The consulting costs incurred in the MOA to date are \$1,800.00, plus legal fees. The costs incurred in the cleanup of the release of fuel and the cleaning of above ground storage tank were \$45,605.95. See also the response to question #9.

19. Aside from the work performed by the EPA, ICF Kaiser is currently working on a Site Investigation report, ENSA Environmental did a Preliminary Assessment report, copy of which is attached, S&D Environmental Services, Inc. cleaned up an oil spill, L&L Oil and cleaned a 150,000 gallon aboveground

storage tank, Stan's Lawn Service dug holes and filled them with new soil. See also the response to question #9.

20. NJ DEP investigated the oil spill violation issued. See the response to question #9.

21. DSC used Stan's Lawn Service to dig holes in the soil and fill in the holes with new soil supplied by Stan's Lawn Service. See the response to question #9.

22. The Borough conducts periodic fire, building, electrical inspections. No file is maintained on such inspections.

23. See response to question #9.

24.

- a. See response to question #9.
- b. Property has not been insured for many years. Old policies were not saved.
- c. See response to question #9.
- d. N/A
- e. N/A
- f. See response to question #9.
- g. N/A

25. None.

26. A.A. Coraci-President and overall manager
Lester Pae-Building Manager.

27. Lester Pae, Building Manager, S&D Environmental Services, Inc. and L&L Oil Service, Inc. as described in the response to question #9.


28. See attached Preliminary Assessment of May, 1995, Attachment I and attached sheet which updates tenant list.

29.	Lara Coraci 70 Blanchard St. Newark, NJ 07105 201-589-4200 Assistant to the President	A.A. Coraci 70 Blanchard St. Newark, NJ 07105 201-589-4200 President
-----	---	--

Yes, Lara Coraci has personal knowledge of the answers and A.A. Coraci assisted me.

If you need further assistance, please do not hesitate to call.

Very truly yours,
DSC OF NEWARK ENTERPRISES, INC.


Lara Coraci
Assistant to the President

cc: Nick Magriples, Removal Action Branch, US EPA
LC/me

CORNELL-DUBILIER ELECTRONICS SITE
CERTIFICATION OF ANSWERS TO REQUEST FOR INFORMATION

State of

New Jersey

County of

Essex:

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document (response to EPA Request for Information) and all documents submitted herewith, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete, and that all documents submitted herewith are complete and authentic unless otherwise indicated. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I am also aware that my company is under a continuing obligation to supplement its response to EPA's Request for Information if any additional information relevant to the matters addressed in EPA's Request for Information or the Company's response thereto should become known or available to the Company.

Lara Coraci

NAME (print or type)

Assistant to the President

TITLE (print or type)

Lara Coraci

SIGNATURE

Sworn to before me this

10th day of October, 1996

Lydia DeLas Matas
Notary Public # 2165608

LYDIA DeLAS MATAS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 30, 1999

QUESTIONS: 9, 18, 19, 20, 21, 23, 24, 27

Division of Hazardous Waste Management
Manifest Section
CN 028, Trenton, NJ 08625

Please type or print in block letters. (Form designed for use on 8 1/2 x 11 (12-pitch) typewriter.)

Form Approved OMB No. 2050-039 Expires 9-30-91

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. NJ 1095966		Manifest Document No. 1		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address Norpak Corporation 70 Blanchard Street Newark, New Jersey 07101						A. State Manifest Document Number NJA 1095966							
4. Generator's Phone (201) 757-7126						B. State Generator's ID Hamilton Blvd. 501 Plainfield, New Jersey							
5. Transporter 1 Company Name Cambridge Chemical Corp.						C. State Trans. ID NJ DEP 5 9363							
6. Transporter 1 US EPA ID Number NJ 1095966						D. Transporter's Phone 201 862-6263							
7. Transporter 2 Company Name						E. State Trans. ID							
8. Transporter 2 US EPA ID Number						F. Transporter's Phone							
9. Designated Facility Name and Site Address SAW Waste, Inc. 103 Jacobus Avenue South Kearny, New Jersey 07032						G. State Facility's ID 144-4004							
10. US EPA ID Number NJ 1095966						H. Facility's Phone (201) 344-4004							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM Hazardous Waste Liquid N.O.S. ORM-R NA 9189						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		Waste No.	
a						001 D		250 c		8706			
b													
c													
d													
15. Additional Descriptions for Materials Listed Above 50% Water 50% Antiseptic 10% Oil						K. Handling Codes for Wastes Listed Above a b c d							
15. Special Handling Instructions and Additional Information SAW Approval #013450 NJ DEP 5 9363 SAW JOB #589 DRCAL													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
17. Printed/Typed Name						Signature				Month Day Year			
17. Transporter 1 Acknowledgement of Receipt of Materials						Signature				Month Day Year			
18. Transporter 2 Acknowledgement of Receipt of Materials						Signature				Month Day Year			
19. Discrepancy Indication Space													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.													
Printed/Typed Name						Signature				Month Day Year			

NJA 1095966

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. NJ 01613114177917		Manifest Document No.		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.			
3. Generator's Name and Mailing Address Norpak Corporation 70 Blanchard Street Newark, New Jersey 07101				A. State Manifest Document Number NJA 1095974							
4. Generator's Phone (201) 757-7126				B. State Generator's ID Hamilton Blvd. So. Plainfield, New Jersey							
5. Transporter 1 Company Name Cambridge Chemical Corp.				C. State Trans. ID 01613114177917							
6. Transporter 1 US EPA ID Number				D. Transporter's Phone (201) 867-9163							
7. Transporter 2 Company Name				E. State Trans. ID							
8. Transporter 2 US EPA ID Number				F. Transporter's Phone ()							
9. Designated Facility Name and Site Address SW Waste, Inc. 105 Jacobus Avenue South Kearny, New Jersey 07032				G. State Facility's ID							
10. US EPA ID Number 01613114177917				H. Facility's Phone (201) 344-4004							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM				12. Containers		13. Total Quantity		14. Unit Wt/Vol		Waste No.	
a. Hazardous Waste Liquid N.O.S.				No.		Type					
b. ORM-B				010101		177917		0		8726	
c. NA 9169											
d.											
e.											
f.											
g.											
h.											
i.											
j.											
k.											
l.											
m.											
n.											
o.											
p.											
q.											
r.											
s.											
t.											
u.											
v.											
w.											
x.											
y.											
z.											
aa.											
ab.											
ac.											
ad.											
ae.											
af.											
ag.											
ah.											
ai.											
aj.											
ak.											
al.											
am.											
an.											
ao.											
ap.											
aq.											
ar.											
as.											
at.											
au.											
av.											
aw.											
ax.											
ay.											
az.											
ba.											
bb.											
bc.											
bd.											
be.											
bf.											
bg.											
bh.											
bi.											
bj.											
bk.											
bl.											
bm.											
bn.											
bo.											
bp.											
bq.											
br.											
bs.											
bt.											
bu.											
bv.											
bw.											
bx.											
by.											
bz.											
ca.											
cb.											
cc.											
cd.											
ce.											
cf.											
cg.											
ch.											
ci.											
cj.											
ck.											
cl.											
cm.											
cn.											
co.											
cp.											
cq.											
cr.											
cs.											
ct.											
cu.											
cv.											
cw.											
cx.											
cy.											
cz.											
da.											
db.											
dc.											
dd.											
de.											
df.											
dg.											
dh.											
di.											
dj.											
dk.											
dl.											
dm.											
dn.											
do.											
dp.											
dq.											
dr.											
ds.											
dt.											
du.											
dv.											
dw.											
dx.											
dy.											
dz.											
ea.											
eb.											
ec.											
ed.											
ee.											
ef.											
eg.											
eh.											
ei.											
ej.											
ek.											
el.											
em.											
en.											
eo.											
ep.											
eq.											
er.											
es.											
et.											
eu.											
ev.											
ew.											
ex.											
ey.											
ez.											
fa.											
fb.											
fc.											
fd.											
fe.											
ff.											
fg.											
fh.											
fi.											
fj.											
fk.											
fl.											
fm.											
fn.											
fo.											
fp.											
fq.											
fr.											
fs.											
ft.											
fu.											
fv.											
fw.											
fx.											
fy.											
fz.											
ga.											
gb.											
gc.											
gd.											
ge.											
gf.											
gg.											
gh.											
gi.											
gj.											
gk.											
gl.											
gm.											
gn.											
go.											
gp.											
gq.											
gr.											
gs.											
gt.											
gu.											
gv.											
gw.											
gx.											
gy.											
gz.											
ha.											
hb.											
hc.											
hd.											
he.											
hf.											
hg.											
hh.											
hi.											
hj.											
hk.											
hl.											
hm.											
hn.											
ho.											
hp.											
hq.											
hr.											
hs.											
ht.											
hu.											
hv.											

In case of an emergency or spill immediately call the state the emergency occurred in and the N.J. Dept. of Environmental Protection. (609) 292-5500 (Day) (609) 292-7172 (Night)

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No.		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address Morpak Corporation 70 Blauvelt Street Newark, New Jersey 07101						A. State Manifest Document Number NJA 1096036							
4. Generator's Phone (1-201) 751-7126						B. State Generator's ID Hamilton Blvd. 80 Plainfield, New Jersey 07060							
5. Transporter 1 Company Name Maple Transportation Corp.						C. State Trans. ID 10111412							
6. US EPA ID Number 10111412						D. Transporter's Phone (201) 566-3000							
7. Transporter 2 Company Name						E. State Trans. ID							
8. US EPA ID Number						F. Transporter's Phone ()							
9. Designated Facility Name and Site Address SAW Waste Inc. 105 Jacobus Avenue South Kearny, New Jersey 07032						G. State Facility's ID							
10. US EPA ID Number 10111412						H. Facility's Phone (201) 344-4004							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		1. Waste No.	
a. X Hazardous Waste Liquid N.O.S. ORM-E NA 9189						001 001		11412		9		5 7 2 6	
b.													
c.													
d.													
J. Additional Descriptions for Materials Listed Above 12 Oil Skin 40-50% Water 40-50% Bottom Sludge						K. Handling Codes for Wastes Listed Above a. b. c. d.							
15. Special Handling Instructions and Additional Information SAW APPROVAL # 170 NJ DEP B 103A1 DECAL # SAW JOB #189													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name						Signature						Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials						Signature						Month Day Year	
Printed/Typed Name						Signature						Month Day Year	
18. Transporter 2 Acknowledgement of Receipt of Materials						Signature						Month Day Year	
Printed/Typed Name						Signature						Month Day Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.													
Printed/Typed Name						Signature						Month Day Year	

EPA Form 8700-22 (Rev. 9/88) Previous editions are obsolete.

SIGNATURE AND INFORMATION MUST BE LEGIBLE ON ALL COPIES

8 - GENERATOR COPY

In case of an emergency or spill immediately call the state emergency occurred in and the N.J. Dept. of Environmental Protection. (609) 292-5560 (day) (609) 292-7172 (night)

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No.		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address Norpak Corporation 70 Blanchard Street Newark, New Jersey 07101						A. State Manifest Document Number NJA 1095973							
4. Generator's Phone (201) 737-7126						B. State Generator's ID Hamilton Blvd. 50 Plainfield, New Jersey							
6. Transporter 1 Company Name B&D Environmental Services, Inc.						C. State Trans. ID NJ DEP 809041							
7. Transporter 2 Company Name						D. Transporter's Phone (201) 349-8778							
9. Designated Facility Name and Site Address B&L Oil Corporation 172 Freelinghuysen Avenue Newark, New Jersey 07114						E. State Trans. ID							
10. US EPA ID Number N J D 0 6 4 9 6 1 9 0 8						F. Transporter's Phone ()							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		1. Waste No.	
a. Waste Oil & Water Combustible Liquid NA 1270						0 0 1 T 1				0 X 7 2 5			
b.													
c.													
d.													
15. Additional Descriptions for Materials Listed Above Oil Spill Cleanup						K. Handling Codes for Wastes Listed Above							
a.						b.							
c.						d.							
15. Special Handling Instructions and Additional Information NJ DEP S 9041 DECAL #32077 DOT EXEMPT# DOT-EB408 B&D JON #383													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name						Signature						Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials						Signature						Month Day Year	
Printed/Typed Name						Signature						Month Day Year	
18. Transporter 2 Acknowledgement of Receipt of Materials						Signature						Month Day Year	
Printed/Typed Name						Signature						Month Day Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.													
Printed/Typed Name						Signature						Month Day Year	

EPA Form 8700-22 (Rev. 8/88) Previous editions are obsolete.

8 — GENERATOR COPY

SIGNATURE AND INFORMATION MUST BE LEGIBLE ON ALL COPIES

UNIT FORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.

Manifest
Document No.

2. Page 1
of 1

Information in the shaded areas
is not required by Federal
law.

3. Generator's Name and Mailing Address

Norpak Corporation
70 Blanchard Street Newark, New Jersey 07101

4. Generator's Phone (201) 737-7126

5. Transporter 1 Company Name

880 Environmental Services, Inc.

6. US EPA ID Number

NJ ID 19 03 17 44 26 10

7. Transporter 2 Company Name

8. US EPA ID Number

9. Designated Facility Name and Site Address

B&L Oil Corporation
472 Froelingshuyzen Avenue
Newark, New Jersey 07114

10. US EPA ID Number

NJ ID 06 49 81 98 8

A. State Manifest Document Number

NJA 1095967

B. State Generator's ID
Hamilton Blvd.
So. Plainfield, New Jersey

C. State Trans. ID **NJ DEP 8 0 9 0 4 1**

D. Transporter's Phone (201) 549-8778

E. State Trans. ID

F. Transporter's Phone ()

G. State Facility's ID

H. Facility's Phone (201) 824-9527

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

HM

Waste Oil & Water
Combustible Liquid RA 1270

12. Containers

No. Type

0 0 1 T T

13. Total

Quantity

7 5 7

14. Unit

Wt/Vol

G

1. Waste No.

2 7 2 5

GENERATOR

14. Additional Descriptions for Materials Listed Above

15. Special Handling Instructions and Additional Information

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

17. Transporter 1 Acknowledgement of Receipt of Materials

18. Transporter 2 Acknowledgement of Receipt of Materials

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

Printed/Typed Name

Signature

Month Day Year

EPA Form 8700-22 (Rev. 8/88) Previous editions are obsolete.

8 - GENERATOR COPY

SIGNATURE AND INFORMATION MUST BE LEGIBLE ON ALL COPIES

NJA 1095967

If an emergency occurs or spill immediately call the state the emergency occurred in and the N.J. Dept. of Environmental Protection: (609) 292-5560 (day) (609) 292-7772 (night)



QUESTIONS : 9, 18, 19, 20, 21, 23, 24, 27

S&D Environmental Services Inc.
Two Gourmet Lane
Edison, NJ 08837
(201) 549-8778

July 17, 1990

Pak Corporation
Blanchard Street
Newark, New Jersey

Attn: Mr. Les Pae

Dear Mr. Pae,

S&D Environmental is pleased to present the following proposal for the cleaning of the basement area at your facility in South Plainfield, New Jersey.

S&D Environmental Services, Inc. is a chemical, oil and industrial waste management firm with experience in many varied types of waste material handling, analysis, transportation and disposal. S&D has a proven track record in the completion of an extensive number of projects involving regulated waste material analysis and disposal. All of our employees working on this project, as a minimum, have the required OSHA 40 hour worker's training and are on a year-round medical surveillance program.

As seen on the site inspection taken on July 16, 1990, there are presently two trench areas containing oil, water and sludge that require cleaning.

The first phase of this project will be to remove the standing water utilizing a vacuum truck. The sludge will be removed by hand feeding an 8" hose connected to a factor Super Vac truck. Once all liquids and sludges are removed, S&D crews will high-pressure wash walls and floors of trench areas. It should be noted that the pressure washer will not remove oil stain that is impregnated into the cement. The wash water will be removed by the Vacuum truck also. The trench areas will be squeegeed dry.

The waste will be disposed of at S&W Waste located in South Kearny, New Jersey, NJ 0991219105.

24 Hour Emergency Response...Site Remediation...Site Evaluation...Hazardous Waste Management...Training
FAX 201 (549-8707)

JUL 17 1990 TUE 10:18 201 549 8707 P.00

ment will be due thirty (30) days after presentation of invoice. Customer agrees to pay such invoices in full when due, whether or not Customer has been indemnified by any insurance carrier or other party against whom it may have a claim. Interest will accrue on all amounts unpaid after the expiration of thirty days from the invoice due date at the rate of 1.5% month, which is an annual percentage rate of 18%, until paid and Customer agrees to pay interest and all expenses of collection, including a reasonable attorney's fee in an amount of 20% of our billing.

Environmental appreciates the opportunity to present this proposal. We sincerely look forward to performing this project. Should you require any other information or have any questions, please do not hesitate to call.

Very truly yours,

Robert Poole /KA

Robert Poole
Supervisor

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 7/7/80

PAE

Signature: _____

Company: P.S.C. Corp. (owner)

ur days with the following estimated costs:

Manpower

- Field Supervisor	35.00/hr. x 16 hrs.	\$ 560.00
- Laborers	25.00/hr. x 16 hrs.	1,200.00
- Personal protective gear	40.00/man per day x 8 man days	320.00
	Total Estimated Manpower	\$ 2,080.00

Equipment

less 50% wanted (DPT)

- Equipment truck	150.00/daily x 2 days	\$ 300.00
- Vacuum truck w/operator	640.00/daily x 2-1/2 days	1,600.00
- Vactor Super Vac w/operator	1,300.00/daily x 1-1/2 days	1,950.00
- High pressure washer	x 325.00/daily x 1 day	325.00
	Total Estimated Equipment	\$ 4,175.00

Disposal

- Sludge	510.00/ton	undetermined
- Stabilization agent	338.00/cu. yd.	undetermined
- Liquid oil/water	.95/gal.	undetermined
- Analysis		\$ 620.00
- QC	75.00/load x est. 2 loads	150.00

Total Estimated Project Cost

Excluding Disposal

\$ 6,255.00

should be noted that all labor, vehicle and equipment charges are billed on a portal to portal basis. Any expendables used are charged in accordance with S&D Environmental's current expendable price list.

Time and one half charges apply before 0830 and after 1700 weekdays and Saturday. Double time applies for Sunday work and double time and one half for holiday work.

The prices listed are firm for 30 days. It should be emphasized that this is an estimated cost. Actual work on the project will be invoiced on a unit price basis. All billing will be on a net 30 day basis unless specified. Our on-site personnel will complete a daily worksheet which will supply specific quantities and units of manpower, equipment, materials and supplies, freight and disposal on a per day basis. This worksheet is verified by a S&D Environmental on-site personnel and submitted to you for verification. This will provide you with a daily record of the progress of your project. From the daily worksheets a fair and accurate billing is prepared. You are billed specifically for those services and quantities you receive.

It should also be emphasized that this estimate contains no provisions for federal, state or local taxes, if applicable.



S&D Environmental Services Inc.
Two Gourmet Lane
Edison, NJ 08837
(201) 549-8778

SOLD TO:

- NorPak Corporation
- 70 Blanchard Street
- Newark, NJ 07101

Attn: Mr. Les Pae

INVOICE

No 3604

INVOICE DATE

September 19, 1990

JOB LOCATION/DESCRIPTION

Hamilton Blvd
S. Plainfield, NJ

Your Order No.	Our Job No.	Terms	Payment Due Date
	589	N30	10/19/90
Description		Unit Price	Amount
Invoice for cleaning and disposal services provided at your facility in South Plainfield, New Jersey as per our proposal			
Labor			\$ 880.00
Equipment/Vehicles			3,710.00
Materials/Other			230.00
Disposal: 7.42 tons-sludge		510.00	3,784.20
6 yds stabilization		338.00	2,028.00
957 gallons-oil/water		.95	909.15
QA/QC charge(2 loads)		75.00	150.00
Analysis		620.00	620.00
TOTAL INVOICE			\$ 12,311.35

Ref: T&M# 4340
4344
NJA1095967

ORIGINAL INVOICE

*Have Original
to Gloria*

589 CUSTOMER NORPAK CORP.

DAY Wednesday

DATE 8-22-90

T&M

NO

4340

ADDRESS

LOCATION S PLAINFIELD NJ

JOB DESCRIPTION

MIDDLE BASEMENT AREA - SLUDGE DISPOSAL

S&D ENVIRONMENTAL SERVICES, INC.
201-549-8778

LABOR

MATERIALS/OTHER

NAMES	CODE	START	FINISH	HOURS		HOURLY RATE		AMOUNT
				ST		ST		
	FS	0830	1700	8		35.00		280.00
	CT	0830	1700	8		25.00		200.00
	CT	0830	1700	8		25.00		200.00
	CT	0830	1700	8		25.00		200.00
	EO	0830	1700	INCLUDED BELOW				-

QTY.	DESCRIPTION	RATE	AMOUNT
2	17-H 55 GAL. Drum	35.00	70.00
2	E		
4	CLOTHING ALLOWANCE	40.00	160.00

TOTAL LABOR 880.00

VEHICLES	VEH. MILES	TIME		TOTAL HOURS	RATE/HR.	MILE-AGE	
		ON	OFF				
				Daily	150.00		150.00
CK (QUICK RESPONSE)							
CK (HYDRAULIC GATE)							
HT BOX TRUCK							
RUCK *				Daily	640.00		640.00
EQUIPMENT							
Super Vac				Daily	1300.00		1300.00
Analysis					620.00		620.00
7-Load					75.00		75.00

LEVEL A	B	C
TOLLS		
MEALS		

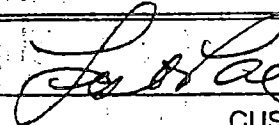
WASTE ON X OFFSITE		
QUANTITY Approx 10-4 yds		
7.42 TONS		
SUBCONTRACTOR:		
6 YDS STABILIZATION AGENT	510.00	31784.20
Sludge Waste = Disposal	338.00	2028.00
OF Approx 10-4 yds		

TOTAL MATERIALS & OTHER 6042.20

PAGE TOTAL 9707.20

TOTAL VEHICLES & EQUIPMENT

2785.00



CUSTOMER SIGNATURE

T&M No. 434

DATE 8/22/90

S&D ENVIRONMENTAL SERVICES, I
201-549-8778

201-549-8778

MATERIALS/OTHER

CLOTHING ALLOWANCE

TOTAL LABOR

LEVEL A _____ B _____ C _____

TOLLS

MEALS

WASTE _____ ON X OFFSITE
QUANTITY 957 6-1-80400

SUBCONTRACTOR:

B26 O.I Co.

QA/GC

TOTAL MATERIALS & OTHER

NYA 1095767

PAGE TOTAL

TOTAL VEHICLES & EQUIPMENT	1620.00
----------------------------	---------

CUSTOMER SIGNATURE

4370
CES, INC.

[illegible]

INVOICE

No 3661

INVOICE DATE

October 19, 1990

SOLD TO:

JOB LOCATION/DESCRIPTION

Norpak Corporation

Hamilton Blvd
South Plainfield, NJ

70 Blanchard Street

Newark, New Jersey 07101

Attn: Mr. Les Pae

Your Order No.	Our Job No.	Terms	Payment Due Date
7510145	589	N30	11/19/90

Description	Unit Price	Amount
Invoice for cleaning and disposal (oil/water) services provided at your facility in South Plainfield, NJ as per our proposal		
Labor		\$ 550.00
Equipment/Vehicles		5,010.00
Materials/Other		158.90
Roll-off delivery	225.00	225.00
Roll-off rental (9/25 thru Daily rate 10/4)	22.00	220.00
Roll-off rental (10/5 thru Monthly rate 11/4)	550.00	550.00
Disposal: 1046 Gal oil/water	.75	784.50
Manifest Prep (QA/QC)	75.00	75.00
TOTAL INVOICE		\$-7,573.40

Ref: T&M 4368/4370/4376
Additional invoices to follow

[illegible]

S&D ENVIRONMENTAL SERVICES, INC.
201-549-8778

MATERIALS/OTHER

[illegible]

La R

42511005 - 9, 18, 19, 20, 21, 22, 24, 27



S&D Environmental Services Inc.
Two Gourmet Lane
Edison, NJ 08837
(201) 549-8778

INVOICE

No 3721

INVOICE DATE

November 20, 1990

SOLD TO:

- Norpak Corporation
- 70 Blanchard St.
- Newark, NJ 07101

Attn: Mr. Lee Pae

JOB LOCATION/DESCRIPTION

Remove sludge & water from 30" line,
place water into above ground tank &
sludge into roll off box.

Your Order No.	Our Job No.	Terms	Payment Due Date
	589	Net 30 days	12-19-90
Description		Unit Price	Amount
Invoice for services provided at Norpak Corporation on October 30th, 31st, and November 1st, 1990.			
Labor			\$ 1,657.50
Vehicles & Equipment			5,300.00
Materials & Other			432.00
TOTAL INVOICE			\$ 7,389.50
<p>Ref: T&M#'s 4425, 4427, and 4430</p> <p>T&M's invoice to follow.</p> <p><i>[Handwritten signature]</i></p>			

ORIGINAL INVOICE

JORPAK CORP.

DAY THURSDAY

DATE 11-1-90

T&M No 4430

JOB DESCRIPTION

JOB DESCRIPTION POT Sludge
INTO ABOVE ground TANK.

S&D ENVIRONMENTAL SERVICES, INC.
201-549-8778

LABOR

MATERIALS/OTHER

[illegible]

CUSTOMER SIGNATURE

ter from 30" line, placed water into above ground tank and sludge
collapse box.

4425

S&D ENVIRONMENTAL SERVICES, INC.
201-549-8778

MATERIALS/OTHER

[Signature]
CUSTOMER

CUSTOMER SIGNATURE

QUESTIONS: 9, 18, 19, 20, 21, 23, 24, 27

INVOICE

No 3742

INVOICE DATE

December 10, 1990

S&D Environmental Services Inc.
Two Gourmet Lane
Edison, NJ 08837
(201) 549-8778

SOLD TO:

- NorPak Corporation
- 70 Blanchard Street
- Newark, NJ 07101

Attn: Mr. Les Pae

JOB LOCATION/DESCRIPTION

Hamilton Blvd
South Plainfield, NJ

Your Order No.	Our Job No.	Terms	Payment Due Date
	589	Net 30 days	01-09-91
Description		Unit Price	Amount
Invoice for disposal services provided at your facility in South Plainfield, New Jersey as per our proposal.			
Labor			\$ 140.00
Disposal: 7.17 tons-sludge		\$ 510.00	3,656.70
12 yds stabilization		338.00	4,056.00
2 Loads Liquid (5300 gal/load)		1,855.00	3,710.00
Roll-off Rental 11-5 thru 11-9		22.00	110.00
Roll-off Transportation (2 Trips & Demurrage)			1,234.50
OA/QC Charge		75.00	75.00
* 3 yds Stabilization		338.00	1,014.00
TOTAL INVOICE			\$13,996.20
* 3 yds of stabilization not billed on our invoice # 3604 (T&M# 4340 8-22-90): 6 yds were billed - 9 yds were actually used.			507.00
Ref: T&M # 4436 and 4462.			13489.20

Pd. 1/25/91
Chk # 27085

NORPAK CORP.

JG ADDRESS

LOCATION

JOB DESCRIPTION

Disposal of sludge to saw waste Inc.

DAY Tuesday

DATE 11-6-90

T & M

NO

4436

S&D ENVIRONMENTAL SERVICES, INC
201-549-8778

LABOR

MATERIALS/OTHER

[illegible]

CUSTOMER SIGNATURE

CUSTOMER SIGNATURE

T&M No 4462

S&D ENVIRONMENTAL SERVICES, INC
201-549-8778

MATERIALS/OTHER

[illegible]

QUESTIONS: 9, 18, 19, 20, 21, 23, 24, 27

L & L OIL SERVICE, INC.
 740 Lloyd Road
 ABERDEEN, NEW JERSEY 07747
 D.E.P. and E.P.A. Approved
 Tel. (201) 566 - 2785
 Fax. (201) 583 - 4604

INVOICE

No 24473

TO

Norpak Corp.
 70 Blanchard St.
 Newark, N.J.

DSC
 TERMS:

ATT: Lester Pae

DATE	9/11/90
CUSTOMER ORDER NO.	
SALESPERSON	
VIA	

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Entered & Cleaned 150,000 gallon tank of # 6 oil		
	Disposed of 1050 # 6 oil/sludge @ 1.00 per gal	\$ 1050.00	
	Disposed of 500 gallons of waste water @ 75¢ per gal	375.00	
	14.5 hrs @ \$ 125.00 per hr	1812.50	
		\$ 3237.50	
		226.62	
		3464.12	
			tax

For
 SO-PLAINFIELD
 NOT CANCELLABLE
 PRICE OK.
Lester Pae

DATE 10/10

YOU # 6922

G HM

CHECK # 26918

White/ORIGINAL

Thank You!

Canary/DUPLICATE

L. & L. OIL SERVICE, INC.

D.E.P. & E.P.A. Approved

740 Lloyd Road

ABERDEEN, NEW JERSEY 07747

(201) 566-2785

PHONE	DATE
9/14/99	
NAME	
NOR PAK	
ADDRESS	
333 Hamilton Blvd. So. Plainfield NJ	
TIME IN DESTINATION	TIME OUT DESTINATION
19:00	3:00
Pump Waste	
water / oil	
500 gals	
Enter clean	
1-150,000 gallon Tank	
6922	
L. & L. will not be responsible for any ground contamination.	
RECEIVED BY	
[Signature]	

36504

Thank You

All claims and returned goods MUST be accompanied by this bill.

L. & L. OIL SERVICE, INC.
D.E.P. & E.P.A. Approved
740 Lloyd Road
ABERDEEN, NEW JERSEY 07747
Tel: (201) 566-2785 • Fax: (201) 583-4604

NO 0614

SOLD TO: NOR PAK
333 Hamilton Blvd
So. Plainfield N.J.

BILL TO: Same

CONTACT: _____

ATTN: _____

ACCT. #	ORDER DATE	DRIVER <u>Tony</u>	JOB SCHEDULED FOR <u>9/14/90</u>
PHONE #	EPA ID #	CUSTOMER PO #	TERMS
#	TYPE OF WORK	TYPE OF MATERIALS	
1	<u>Pump out</u>	<u>4 6 Oil / WATER</u>	
2	<u>Pump out</u>	<u>5 Drums Water / Oil</u>	

SPECIAL INSTRUCTIONS: Cleaned 150,000 gal TANK

PRICE QUOTED: _____
ESTIMATED GALLONAGE: 500 gallons
DISPOSAL PER GALLON: _____
HOURLY RATE: _____
ENTER & CLEAN TANK: _____

THIS WORK HAS BEEN INSPECTED AND PERFORMED
TO THE CUSTOMER'S SATISFACTION.

SIGNATURE: [Signature]

This order has been signed and confirmed by the customer that L. & L. Oil Service has left
the grounds in good condition and is not responsible for any spills or soil contamination.

WHITE/OFFICE YELLOW/DRIVER PINK/CUSTOMER

~~CONFIDENTIAL~~ *Temp*

STAN'S LAWN SERVICE
11 Wickley Avenue
PISCATAWAY, NEW JERSEY 08854

(201) 463-1939

63-1939
BSC

JOB PHONE	DATE OF ORDER
	7-20-90
JOB NAME / LOCATION	
HAMILTON INDUSTRIAL PARK	

TO: D.S.C. OF NEWARK ENTERPRISES, INC.

70 Blanchard Street

Newark, New Jersey 07105

TERMS:

DESCRIPTION OF WORK					AMOUNT	
BACKHOE AND OPERATOR (3 DAYS)					1,500	00
SO PLANFIELD DIGGING TEST HOLE FOR D.E.P. AND DIVERGENT WATER AWAY FROM BRIDGE # 860 PRICE OF 69.22 NOT CHARGEABLE J. Lee 6/11/86					DATE PAID 8/1/86	
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	TOTAL LABOR	TOTAL
WORK ORDERED BY		DATE COMPLETED		TAX	105	00
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)				Thank You! PAY THIS AMOUNT →	1,605	00

QUESTIONS: 9, 18, 19, 20, 21, 23, 24, 27

Environmental Services of America, Inc.



INTEX Division

212 North Main Street
Doylestown, PA 18901
Phone: (215) 345-5586
Fax: (215) 345-7108

August 2, 1994

1386-1-080294

Ms. Lara Coraci
NORPAK CORPORATION
70 Blanchard St.
Newark, NJ 07105

RE: MEMORANDUM'S OF AGREEMENT (MOA's)
FOR NORPAK PROPERTIES IN NEW JERSEY

Dear Lara:

Pursuant to our recent discussion, we are submitting costs for performing the Preliminary Assessment portion of 5 MOA's submitted to the NJDEPE by Norpak Corporation. Preliminary Assessments consist of a large amount of background and historical research on the site, and it will be necessary for us to have access to all of Norpak's files on these sites. The following tasks will be accomplished in order to complete the Preliminary Assessments.

- Site inspection by a senior INTEX personnel to determine any areas of environmental concern.
- Review of historical aerial photographs for each site.
- Review of background geology, hydrogeology and soils for each site.
- Review of previous ownership and tenants on each site.
- Review of any previous environmental investigations, releases, spills or violations for each site.

The costs for the above work will be \$2,800.00 per site. If all five assessments can be completed simultaneously, INTEX will perform this work for a lump sum of \$12,000.

Said contract price to be reduced by \$13,000.00 to \$9,000.00 for Norpak to perform work, with ENSA assistance, as listed on Schedule A. Norpak will have the option to delete any work on the Blanchard St. site, resulting in a reduction of contract price by \$1,800.00 to \$7,200.00

Offices Nationwide

Newark, NJ - Baltimore, MD - Royersford, PA - Philadelphia, PA
New Orleans, LA - Syracuse, NY - Hartford, CT - Brattleboro, VT
Chicago, IL - Los Angeles, CA

Mr. Howard Pollard
Pellmar Laboratories

August 2, 1994

Page 2

intract price to be a firm figure for the work necessary to produce
- DEPE acceptable PRELIMINARY ASSESSMENT.
work to start immediately and proceed with due diligence. *[Signature]* *[Initials]*

These costs assume that Norpak will be able to provide information on previous owners and tenants for inclusion into the report. If a chain of title must be purchased for any site, this will be billed at a separate cost. These costs also assume that Norpak will provide a scaled site plan for each location. If no site plan is available, we will prepare a (not-to-scale) site map based on the site walkover.

If the scope of work and proposed cost outlined above is acceptable, please sign below and return a copy to our office. If you should have any questions regarding this proposal, please contact us.

Sincerely,
ENVIRONMENTAL SERVICES OF AMERICA, Inc.
INTEX DIVISION

[Signature: John Walker]

John Walker, CGWP, PHG
Principal Hydrogeologist

JW:cmn

AUTHORIZED SIGNATURE: *[Signature]*

TITLE: *PAHS*

DATE: *1/10/95*

Schedule A

1. Historical information concerning the site history shall be part of the preliminary assessment unless the remediation is directed at either, a specific discharge event, rather than a particular area of [a site.] concern of any underground tank or underground tank system. The site history shall include an evaluation of the following to the extent available from diligent inquiry:

i. Site history information from [the following] sources including, but not limited to the following:

- (1) Sanborn Fire Insurance Maps;
- (2) MacRae's Industrial Directory;
- (3) Title and Deed;

(4) Site plans and facility as-built drawings; and

(5) Federal, State, county and local government files;

ii. The industrial/commercial site history from the time the site was naturally vegetated or utilized as farmland, including without limitation:

(1) Names of all owners and operators;

(2) Dates of ownership of each owner;

(3) Dates of operation of each operator; and

(4) Current addresses of each owner and operator; and

(5) Brief descriptions of the past industrial/commercial usage of the site by each owner and operator;

iii. All raw materials, finished products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants which are or were present on the site, including intermediates and by-products;

iv. Present and past production processes, including dates, and their respective water use and shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received onsite (for example, rail, truck);

v. All former and current containers, container or bulk storage areas, above and below ground tanks, above and below ground waste and product delivery lines, surface impoundments, landfills, septic systems and other structures, vessels, conveyances or units that contain or previously contained hazardous substances, hazardous waste, hazardous constituents and pollutants, including:

(1) Type;

(2) Age;

(3) Dimension of each container;

(4) Location;

(5) Chemical content;

(6) Integrity (for example, tank test reports);

(7) Volume; and

(8) Construction materials; and

(9) Inventory control records unless a Department-approved leak detection system pursuant to N.J.A.C. 7:11E or 7:14B has always been in place and there is no discharge history;

QUESTIONS: 9, 18, 19, 20, 21, 23,
24, 27

TASK ORDER**LUMP SUM**

Task Order No.: 2

This Task Order No. 2 is made this 12th day of June, 1996, by and between ICF Kaiser, Inc. ("Consultant") and Norpak Corporation ("Client") and is hereby incorporated into the Basic Ordering Agreement ("Agreement") between the parties dated August 30, 1995.

1 SCOPE OF WORK

Consultant shall provide the following services:

- Four soil samples will be taken from the base of a 125,000 gallon Aboveground Storage Tank containing No. 2 fuel oil located to the east of Building 11. Each soil sample will be analyzed for Petroleum Hydrocarbons (PHC) and approximately 25% of the samples will be analyzed for Volatile Organic Compounds plus ten Tentatively Identified Compounds.
- Collect one soil sample from the southern portion of the site and one soil sample from the northeast portion of Building 10. Each sample will be analyzed for PHC and PolyAromatic Hydrocarbons (PAH).
- Collect one field blank and field duplicate for PHCs, VOCs, and PAH laboratory analysis.
- Background information will be reviewed on electrical transformers which are present on the exteriors of Buildings 15 and 18 to determine if the transformers contain PCBs.
- Collect one composite sample of a waste pile staged adjacent to Building 14. This sample will be analyzed for Full TCLP, RCRA Characteristics, PHC, and PCB.
- ICF Kaiser will prepare a Site Investigation Report that will include historical information, physical setting, site investigation results, and recommendations.

2 SCHEDULE

Period of performance is June 12, 1996 through December 31, 1996.

3 FEES

In consideration for Services performed hereunder, Client shall pay consultant a firm fixed price of \$3,980.00.

Consultant shall invoice client at the completion of the Site Investigation Report.

Payment terms are net/30 upon receipt of invoice by client.

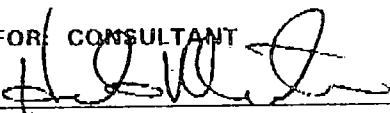
Task Order 2
June 12, 1996
Norpak Basic Ordering Agreement
Dated: August 30, 1995

4 SPECIAL PROVISIONS

None

IN WITNESS WHERE OF, Consultant and Client have caused this Task Order 2 to be executed by their duly authorized representatives as of the date first written above.

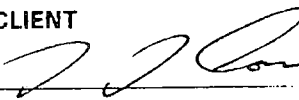
FOR: CONSULTANT


Signature

Hank Martin, Vice President
Name/Title

Date

FOR: CLIENT


Signature

PAKS.
Name/Title

6/12/96
Date

SECTION 4.0 PROPOSED SITE INVESTIGATION FOR HAMILTON BOULEVARD FACILITY

4.1 Overview

This section presents the proposed Site Investigation for the Hamilton Boulevard Street Facility, South Plainfield, New Jersey. The proposed investigation will be performed in accordance with New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation, N.J.A.C 7:26E, and the most recent NJDEP guidance documents.

A site investigation has been proposed for Areas of Environmental Concern (AEC) identified in the Preliminary Assessment Report. The focus of the the proposed site investigation is to determine if hazardous substances are present in concentrations above the most stringent NJDEP's Cleanup Standards. The Proposed Site Investigation will address the following AECs.

- Section 4.2 - Aboveground Storage Tank (AST) and Piping
- Section 4.3 - Underground Storage Tank (UST)
- Section 4.4 - Discolored Areas
- Section 4.5 - Electrical Transformers
- Section 4.6 - Waste Pile

Section 4.7 will address the information to be included the Site Investigation Report.

Table 4 summarizes the proposed site investigation based on the PA Report for the Hamilton Boulevard Facility.

4.2 Aboveground Storage Tank (AST) and Piping

One 125,000-gallon AST containing No. 2 Fuel Oil is located to the east of Building 14. In accordance with the Technical Requirements for Site Remediation, ICF Kaiser proposes the following site investigation for this AEC:

- Four soil samples will be collected from the base of the AST.
- Each soil sample will be analyzed for Petroleum Hydrocarbons (PHC). Approximately 25% of the samples will be analyzed for Volatile Organic Compounds plus ten Tentatively Identified Compounds (VOC + 10).

4.3 Underground Storage Tanks (USTs)

One 1,500-gallon UST containing No. 2 Fuel Oil is located in the southern end of Building 11. A site investigation has not been proposed in this AEC. In accordance with NJDEP regulations, the UST will be removed during the implementation of the remedial action.

npa.pa

4.4 Discolored Areas

Evidence of oil staining is present in the southern portion of the Site and the northeast end of Building 10. Each affected area is approximately less than 900 square feet. In accordance with the Technical Requirements for Site Remediation, ICF Kaiser proposes to collect one sample from each AEC for PHC and PolyAromatic Hydrocarbons (PAH) analysis.

4.5 Electrical Transformers

Electrical transformers are present on the exteriors of Buildings 15 and 18. Background information will be reviewed by ICF Kaiser to determine the transformers contain PCB. If it is determined that the transformers contain PCB, sampling will be proposed in accordance with the Technical Requirements for Site Remediation.

4.6 Waste Pile

Eighty cubic yards of material consisting of petroleum-contaminated soil is staged adjacent to Building 14. ICF Kaiser proposes to collect a composite sample from this area for waste characterization purposes. The composite sample will be analyzed for Full TCLP, RCRA Characteristics, PHC, and PCB. If the PHC sample result exceeds 10,000 ppm, the composite sample will be analyzed for EPA Priority Pollutant Metals.

This material will be staged on-site until the implementation of the remedial action so that soil disposal costs (e.g. landfill initiation fees, equipment mobilization and demobilization) can be minimized.

4.7 Site Investigation Report

A SI Report will be prepared by ICF Kaiser in accordance with N.J.A.C. 7:26E-3.10. The SI Report will include the following information:

- Historical information;
- Physical setting;
- Site investigation results; and
- Findings and recommendations.

npa.pa

**TABLE 4
PROPOSED SITE INVESTIGATION
NORPAK CORPORATION
SOUTH PLAINFIELD, NEW JERSEY FACILITY**

<u>AEC</u>	<u>LOCATION</u>	<u>SITE INVESTIGATION REQUIREMENT</u>	<u>NO. OF SAMPLE LOCATIONS</u>	<u>NO. OF SAMPLES/ ANALYSIS</u>
125,000 gallon AST containing No. 2 Fuel Oil	East of Building 11	• Collect soil samples from the base of AST.	4	4/PHC 1/VOC+10
1,500 gallon UST containing No. 2 Fuel Oil	Southern portion of Building 11	NR - See Note 1	—	—
Waste Pile	Exterior of Building 14	• Collect composite sample. • Dispose of material during the implementation of the remedial action.	1	1/WC See Note 2
Discolored Areas	Southern portion of the Site Northeast portion of Building 10	Collect one soil sample.	2 (1/area)	2/PHC 2/PAH
Electrical Transformers	Exterior of Buildings 15 and 18	Review background information to determine if transformers contain PCB.	—	—

CRONYMS

Not Required
 PHC Petroleum Hydrocarbons
 VOC+10 Volatile Organics Compounds plus ten Tentatively Identified Compounds
 PAH PolyAromatic Hydrocarbons

NOTES:

Site Investigation is not required. The UST closure will be performed during the implementation of Remedial Action.
 Waste Characterization Analysis includes full TCLP, RCRA Characteristics, PHCs, and PCBs. If PHCs sample result exceed 10,000 ppm, the sample will be further analyzed for EPA Priority Pollutant Metals.

ICF KAISER ENGINEERS

ID: 9087263702

JUN 12 '96 15:31 No. 012 P.06

COST SUMMARY - SOUTH PLAINFIELD, NEW JERSEY FACILITY	
ITEM	Total Cost (\$)
Laboratory	1930
Drilling	0
ICF Labor and Expense	2050
TOTAL PROJECTED COST	3980

SCWORRDC.XLS

P. 07

9897073790

TUE-12-96 MFD 14:31

QUESTIONS: 2, 4, 6, 7, 9, 18, 19, 20,
21, 23, 24, 27, 28

**PRELIMINARY ASSESSMENT REPORT
HAMILTON INDUSTRIAL PARK
333 HAMILTON BOULEVARD
SOUTH PLAINFIELD, NJ**

Prepared For:

Norpak Corporation

Prepared By:

**ENSA Environmental, Inc.
6205 Route 611, PO Box 369
Plumsteadville, PA 18949**

May, 1995

CERTIFICATIONS:

A. the following certification shall be signed by the highest ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity;

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Name Anthony G. Coraci Title President
Signature [Signature] Date 5/2/95

Sworn to and Subscribed Before Me

on this 2nd
Date of May 19 95

[Signature]
Notary LARA CORACI

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES DEC. 28, 1997

1. for a corporation, by a principal executive officer of at least the level of Vice president;
2. for a partnership or sole proprietorship, by a general partner or the proprietor, respectively; or
3. for a municipality, state, federal or other public agency, by either a principal executive officer or ranking elected official; or
4. for persons other than 1-3 above, by the person with the legal responsibility for the site.

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute I am personally liable for the penalties.

Typed/Printed Name Anthony G. Coraci Title President
Signature [Signature] Date 5/2/95

Sworn to And Subscribed Before Me

on this 2nd
Date of May 19 95

[Signature]
Notary LARA CORACI

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 28, 1997

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY
DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION
CN 028, TRENTON, NJ 08625-0028

PRELIMINARY ASSESSMENT REPORT

Please refer to the instructions and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2., before completing this form. Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction. Please call (609) 633-7141 between the hours of 8:30 a.m. and 4:30 p.m. to request assistance.

PLEASE PRINT OR TYPE

Date 5/3/95

Industrial Establishment/Site Name Hamilton Industrial Park

Address 333 Hamilton Boulevard

City or Town South Plainfield Zip Code 07080

Municipality _____ County Middlesex

Lot(s) 1 Block(s) 256

Site Remediation Program Case Number or EPA Identification Number

ISRA Case Nos.: 94456, 94473, 94474, 94475 & 94476

1. Operational and Ownership History from the time the site was naturally vegetated or used as farmland. (Attach additional sheets if necessary).

Name	Owner/ Operator	From	To
<u>S. Plainfield Developing Co.</u>	<u>Owner/Operator</u>	<u>11/29/22</u>	<u>11/17/24</u>
<u>Spicer Manufacturing Corp.</u>	<u>Owner/Operator</u>	<u>11/17/24</u>	<u>3/20/29</u>
<u>Plainfield Manufacturing Co.</u>	<u>Owner/Operator</u>	<u>3/20/29</u>	<u>8/22/34</u>
<u>Spicer Manufacturing Co.</u>	<u>Owner/Operator</u>	<u>8/22/34</u>	<u>12/10/34</u>
<u>Cornell Dublier Electric Corp.</u>	<u>Owner/Operator</u>	<u>12/10/34</u>	<u>6/31/61</u>
<u>Lamitex Inc./CRD Realty Corp.</u>	<u>Owner</u>	<u>6/31/61</u>	<u>11/30/76</u>
<u>Marco Invest., Corp.</u>	<u>Owner</u>	<u>11/30/76</u>	<u>4/24/87</u>
<u>DSC of Newark Enterprises, Inc.</u>	<u>Owner</u>	<u>4/24/87</u>	<u>Present</u>

2A. Provide a brief description of the past operation(s) (e.g., industrial/commercial) conducted on site by each owner and operator (Attach additional sheets if necessary).

See Attachment I

2B. Include a detailed description of the most recent operations subject to this preliminary assessment (Attach additional sheets if necessary).

See Attachment I

3. Hazardous Substance/Waste Inventory: List all raw materials, finished products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site (Attach additional sheets if necessary).

Material Name	Typical Annual Usage	Storage Method/ Container Type/Size	Location Reference Keyed to Site Map	To Remain on site? If yes, indicate quantity
<u> </u>	<u> </u>	<u>See Attachment II</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4. Summary of Wastewater Discharge of Sanitary and/or Industrial Waste and/or sanitary sludges: present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

Columbia Products, Inc. occupies Building 5 (Hazardous Waste Generator #NJD981489925). Water is discharged to the public sewer, 450 gal per day from the stripping operator wastewater and 330 gal. per week from the hot water washer. Approvals for these discharges were obtained from the Middlesex County Utilities Authority, the Town of Sayreville and the borough of South Plainfield Engineer. Materials are received via truck and stored in drums, containers, cylinders and carbays.

Revision No:
Revision Date:

A. Provide a narrative of disposal processes for all process waste streams and disposal points. (Attach additional sheets if necessary).

Wastewater generated from Columbia Products, Inc.'s stripping operation is discharged to the sewer and has been approved by the Middlesex County Utilities Authority, the Town of Sayreville and the South Plainfield Borough Engineer.

B. Discharge Period:

From	To	Discharge Type & Quantity, if known Wastewater Gal/Day	Discharge/Disposal Point
<u>5/85</u>	<u>Present</u>		<u>Sanitary Sewer</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, provide a scaled site plan, depicting the site boundaries, known limits of fill, paved and unpaved areas, structures and any of the potential areas of environmental concern listed below.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall also be provided for each area of concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction Materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. A site investigation must be completed in accordance with N.J.A.C. 7:26E-3.10 for all areas which require sampling.

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	ATTACHMENT IV Narrative Provided to support proposal Yes/No
-----------------	--	---	--------------------------------	--

A. Bulk storage tanks and appurtenances, including, without limitation:

Aboveground Tanks and associated Piping	<u>Y</u>	<u>AST</u>	<u>Y</u>	<u>Y</u>
Underground Tanks and associated Piping	<u>Y</u>	<u>UST</u>	<u>Y</u>	<u>Y</u>
Silos	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>

Revision No:

Revision Date:

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Rail Spurs or Sidings	<u>Y</u>	<u>R.R.</u>	<u>N</u>	<u>Y</u>
Above or below ground pump stations	<u>Y</u>	<u>Condensate Pumps</u>	<u>N</u>	<u>Y</u>
Sumps	<u>Y</u>	<u>Sump</u>	<u>N</u>	<u>Y</u>
Pits	<u>Y</u>	<u>Pit</u>	<u>N</u>	<u>Y</u>
Rail/Truck loading and unloading areas	<u>Y</u>	<u>Loading Dock</u>	<u>N</u>	<u>Y</u>
Storage pads and areas including Drum and/or waste storage	<u>Y</u>	<u>Roof Equipment</u>	<u>N</u>	<u>Y</u>
Surface lagoons and impoundments	<u>N</u>	<u>_____</u>	<u>_____</u>	<u>N</u>
Dumpsters	<u>Y</u>	<u>Dumpster</u>	<u>N</u>	<u>Y</u>
Chemical Storage cabinets or closets	<u>Y</u>	<u>Pesticide Storage</u>	<u>N</u>	<u>Y</u>

B. Drainage systems and areas, including, without limitation:

Floor drains or trenches and piping	<u>Y</u>	<u>Pipe chase, concrete patches</u>	<u>N</u>	<u>Y</u>
Process area sinks and piping which receive process waste	<u>N</u>	<u>_____</u>	<u>_____</u>	<u>N</u>
Roof leaders when process operations vent to roof	<u>Y</u>	<u>Vent Spray Booth</u>	<u>N</u>	<u>Y</u>
Drainage swales and culverts	<u>N</u>	<u>_____</u>	<u>_____</u>	<u>N</u>
Storm sewer collection systems	<u>Y</u>	<u>Storm drain grate Sanitary & sewer stormgrate</u>	<u>N</u>	<u>Y</u>

Revision No: _____

Revision Date: _____

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
-----------------	--	---	--------------------------------	---

Storm Water and Detention ponds & fire water ponds	<u>N</u>	<u> </u>	<u> </u>	<u> </u>
--	----------	-------------------	-------------------	-------------------

Surface water bodies	<u>Y</u>	<u>Creek</u>	<u>N</u>	<u>Y</u>
----------------------	----------	--------------	----------	----------

Septic systems, leach- fields or seepage pits	<u>Y</u>	<u>Septic</u>	<u>Y</u>	<u>Y</u>
--	----------	---------------	----------	----------

Dry Wells	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
-----------	----------	-------------------	-------------------	----------

C. Discharge and disposal areas, including, without limitation:

Waste Piles	<u>Y</u>	<u>Soil/pile</u>	<u>N</u>	<u>Y</u>
-------------	----------	------------------	----------	----------

Landfills or Landfarms	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
------------------------	----------	-------------------	-------------------	----------

Sprayfields	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
-------------	----------	-------------------	-------------------	----------

Incinerators	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
--------------	----------	-------------------	-------------------	----------

Open Pipe Discharges	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
----------------------	----------	-------------------	-------------------	----------

D. Other areas of concern, including, without limitation:

Electrical Transformers and Capacitors	<u>Y</u>	<u>Transformers</u>	<u>Y</u>	<u>Y</u>
---	----------	---------------------	----------	----------

Areas of stressed vegetation	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
---------------------------------	----------	-------------------	-------------------	----------

Underground piping, including industrial process sewers	<u>Y</u>	<u>Pipe Chase Concrete Patches Sanitary sewer</u>	<u>N</u>	<u>Y</u>
---	----------	---	----------	----------

Compressor vent discharges	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
-------------------------------	----------	-------------------	-------------------	----------

Non-contact cooling water discharges	<u>N</u>	<u> </u>	<u> </u>	<u>N</u>
---	----------	-------------------	-------------------	----------

Revision No: _____

Revision Date: _____

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
-----------------	--	---	--------------------------------	---

Discolored Areas or
spill areasYStainYYActive or inactive
production wellsYWellNY

E. Building interior areas with a potential for discharge to the environment, including, without limitation:

Loading or transfer
areasNN

Waste Treatment areas

NN

Boiler rooms

YNNY

Air vents and ducts

NNHazardous material
storage or handling areasNN

F. Any other site specific area of concern.

G. Has the required evaluation of protectiveness of past remediations been completed for each area of concern for which a waiver is requested?

 Yes X No

Are the appropriate certifications included?

 Yes No

If No, then a waiver can not be considered by the Department and the applicant is expected to complete a site investigation for each area of concern to verify the presence or absence of contaminants above the current NJDEP cleanup criteria.

7. Historical data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department?

X Yes (See Attachment # V) NoRevision No: Revision Date:

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below:

____ No _____

8. Provide a discussion of any remediation activities previously conducted or underway at the industrial establishment, including dates of discharges, remedial action taken, sample results, current status or copies of Department or other government agency no further action approval(s), if appropriate (attach additional sheets if necessary).

A notice of violation was issued to DSC of Newark Enterprises, Inc. for groundwater contamination by the NJDEP on June 26, 1990 following a release of fuel oil associated with the former boiler.

9. Discharge History of Hazardous Substances and Wastes:

A. Have there been any discharges of hazardous substances and wastes?

____X____ Yes (Complete Items B-E) ____ No

B. Was the Department notified of the discharge?

____X____ Yes _____ No (Go to Item 9D)

If yes, provide the case # 90-03-23-1336C

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

_____ Yes (Submit a copy and go to item 9E) ____X____ No

D. Were sample results obtained?

_____ Yes ____X____ No

If yes, submit the results

Revision No: _____

Revision Date: _____

E. Provide a description of the discharge and the response and resolution.

The discharge was associated with the 125,000 gal. fuel oil tank located to the west of the boiler room. Following the release the impacted soil was removed and the concrete walls and floors that came in contact with the oil were cleaned.

10. Aerial Photographic interpretation for sites larger than two acres from 1932 to present or to the earliest photograph available (Attach additional sheets if necessary).

See Attachment III

11. List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved X

A. New Jersey Air Pollution Control

Permit Number	Certificate Number	Date of Approval or Denial	Reason for Denial (if applicable)	Expiration Date
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

B. Underground Storage Tank Registration Number N/A

C. New Jersey Pollutant Discharge Elimination System (NJPDES) Permit

 N/A

Revision No: _____

Revision Date: _____

Number	Discharge Activity	Date Issued or Denied	Expiration Date	Body of Water Discharge Into
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

D. Resource Conservation and Recovery Act (RCRA) permit # N/A

E. All other federal, state, local government permits.

Agency Issuing Permit	Permit #	Type of Permit	Date of Approval or Denial	Expiration Date
<u>N/A</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____

12. Summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved _____

B. (1) Name and address of agency that initiated the enforcement action

NJDEP Division of Hazardous Waste Management
Twin Rivers Professional Building, East Windsor, NJ 08520

(2) Date of the enforcement action 6/26/90

(3) Section of statute, rule or permit allegedly violated
NJSA 58:10-23.11e & NJSA 58:10-23.11c

(4) Type of enforcement action Notice of Violation
Copy Attached, Attachment V

(5) Description of the violation
Discharge of a hazardous substance

(6) How was the violation resolved?
The soil impacted by the petroleum was excavated and stockpiled on site pending disposal and the concrete floors and walls of the boiler room were cleaned.

Revision No: _____
Revision Date: _____

13. Site Map

A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. See Figure 1

B. Scaled historical site maps and facility as built drawings (if available).

C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

See Figure 2

14. List any other information you are submitting or which has been formerly requested by the Department:

Description	Attachment #

PAWTF60.FORM.PA-SOPLA.NOR

Revision No: _____
Revision Date: _____

ATTACHMENT I

I.1

DESCRIPTION OF PAST OPERATIONS

Hamilton Industrial Park

Information indicates that the South Plainfield Developing Company owned and operated on the site between 1922 and 1924. The Spicer Manufacturing Corporation owned the facility between 1924 and 1929 when the property was acquired by the Plainfield Manufacturing Company. The Spicer Manufacturing Company operated on site between 8/34 and 12/34 when the property was purchased by Cornell-Dublier Electric Corporation. Cornell Dublier Electric Corp. maintained an electrical manufacturing operation until 1961 when the property was purchased by CRD Realty Corp. CRD Realty Corp. operated the facility as a rental property until 1976 when CRD Realty Corp. formed Marco Investing Corp. Marco Investing Corp. subsequently formed DSC of Newark Enterprises, Inc. in 1987. DSC currently owns the property.

Various Tenants have occupied portions of the facility and conducted different types of operations. The following is a list of previous tenants and their operations:

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Deco-Foam Inc. (Building 1)	11/77 - 2/82	Light Assembly and Molding of Foam Plastic Products
Impact Exhibits (Buildings 1,1C)	1/81 - 7/86	Warehouse and Light Assembly
Quality Bandcap Inc. (Building 1A)	9/78 - 5/82	Tire Rebuilding and Repair
Gauazzi tire (Building 1A)	8/78 - 3/83	Storage and Distribution of Tires
McByrne Inc. (Building 1A)	6/82 - 4/84	Storage and Distribution of Tires
B&H Metal Products (Building 6,1A,1C)	2/84 - 6/85	Metal Stamping and Storage of Metal Parts
Jesco Inc. (Buildings 1A,1B)	7/85 - 7/87	Storage and Distribution of Construction Equipment and Parts
Just Pkg. Inc. (Buildings 1C,1A,1B)	3/87 - 3/92	Packaging and Warehouse of Pharmaceutical Products Cosmetics and Luggage

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Marshall Rinker (Building 1A)	4/94 - 6/95	Detailing Old Cars
Nordic Viking (Building 1B)	9/84 - 3/85	Dead Storage
Forman Ind. Inc (Building 1B)	4/94 - present	Storage of Metal Grates and Cutting and Processing of Metal
Miller & Frey (Building 1C)	6/77 - 5/83	Machine Shop
Newark Glove & Safety Equip. Co. (Building 1D)	4/86 - 4/87	Storage of Wholesale Safety Equipment
Promotion Assoc. (Building 2F)	12/87 - present	Assembly and Storage of Loose Leaf Vinyl Products
Alloys & Metals Co. (Building 2F)	8/79 - 12/81	Manufacture of Zinc and Aluminum Castings
Bill and Jim Trucking & Warehouse (Building 2A)	11/83 - 8/84	Warehouse and Distribution of Bedding
M&B Die Co. (Building 2F)	2/85 - present	Manufacturer of Dies
Standard Paper Co. (Buildings 3,4)	5/78 - 5/87	Warehouse and Distribution of Paper Products
Able Metro Moving & Storage Inc. (Buildings 3,4)	5/88 - present	Warehouse and Distribution of Furniture
AMK Electronics (Building 4A)	1977 - 1981	
Everlasting Floral Prod. (Building 4A)	12/93 - present	Storage of Artificial X-MAS Trees and Ornaments
Bervlee Furniture Corp. (Building 5)	11/77 - 7/82	Warehouse and Distribution of Furniture

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Columbia Prod. (Buildings 5, 5A)	5/85 - present	Manufacture and Storage of Automobile Alternators Carburetors and Starters
Select Furniture Delivery Inc. (Building 5A)	9/82 - 11/84	Warehouse and Distribution of Furniture
Bennett Inds. (Building 5A)	2/79 - 1/93	Warehouse and Distribution of Plastic and Steel Parts
Heritage Pine Inc. (Building 6)	3/77 - 11/83	Manufacture and Warehouse of Wood Products
William Russo Action Sign (Building 6)	6/84 - 5/94	Manufacture of Signs
Port Tractor & Equipment (Building 7)	12/65 - 3/83	Tractor Repair
Steve Daley (Building 7)	5/83 - 11/83	Musicians Studio
Michael Carlos (Building 7)	12/83 - 10/84	Musician Studio
Heckel & Heckel (Building 13)	2/83 - 3/95	Storage and Repair of Mobile Construction Equipment
Galaxy Steel Door & Frames (Buildings 8,8A,9A)	3/90 - present	Manufacturer of Hollow metal Doors and Frames
National Components Corp. (Building 8)	3/77 - 2/82	Metal Cutting and Fabrication of Steel Products
National Fabrication Corp. (Building 8)	3/82 - 2/90	Cutting and Fabrication of Steel and Related Products
Evind Jorstad John Claussen Co. (Building 9)	3/81 - 5/84	Manufacture Cleaning Material and Non-Flammable Paint

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
New Brunswick Roofing & Metal (Building 9)	8/84 - 9/90	Metal Stamping and Storage of Roofing Supplies
Mercury Pallet Inc. (Building 9A)	4/83 - 4/90	Manufacture and Storage of Pallets
Pioneer Associates and Erec. Inc. (Buildings 9B,9C,17)	5/90 - present	Storage of Handling Equipment
KDB Ind. (Buildings 9B,9C)	1/80 - 2/87	Recondition of Truck Brakeshoes
George Equipment and Machine (Buildings 9B,9C,17)	1/88 - 1/90	Storage and Repair of Machines
Universal Process Equip. Inc. (Buildings 9B,9C,17)	11/90 - 4/92	Equipment Storage
Ultrasonic Powders (Building 10)	7/76 - 12/94	Storage and Manufacturer of Powder, Pressing and Electrical
Fabrication Tech. (Building 11)	4/94 - present	Manufacturer of Metal Stamps
Miniwax Trucking Co. (Building 11)	12/76 - 11/82	Truck Repair and Garage
Jonah Service Co. (Building 11)	4/83 - 1/85	Warehouse and Distribution of Janitorial Supplies
Atlantis Distribution (Building 11)	11/84 - 5/89	Injection Molding and Distribution of Plastic Products
Mr. USA Import Inc. (Building 11)	7/88 - 11/89	Warehouse and Distribution of Frames, Pictures and Eyeglass Frames
Counties Inc. (Building 11)	11/90 - 8/92	Storage, Maintenance and Repair of Construction Vehicles and Equipment
M&L Distribution Inc. (Building 11)	1/93 - 2/94	Warehouse of Food Products
Edison Rubber Inc. (Building 12)	3/80 - 7/86	Warehouse and Distribution of Used Tires

<u>Tenants and Building #</u>	<u>Dates of Occupation</u>	<u>Use of Premises</u>
Commercial Lift Truck Inc. (Building 12)	9/86 - 2/90	Repair and Service of Fork Lift Trucks
Consumer Delivery Service (Building 12)	3/91 - 7/91	Delivery, Storage and Repair of Furniture
R&M Manufacturing (Building 12)	8/91 - present	Storage and Assembly of Cabinets
Jersey Environmental Material Supply Corp. (Building 13)	4/77 - 3/83	Warehouse of A/C and Plumbing and Heating Equipment and Supplies
JRS Machine (Building 14)	8/76 - present	Machine Shop
Plainfield Beauty Supply Inc. (Building 15)	8/82 - 4/87	Storage of Beauty Supplies
Gundaker Fabrication (Building 15)	6/87 - present	Manufacturer and Warehouse of Car Accessory Kits
Paley Construction Co. (building 16)	7/82 - 6/87	Storage of Construction Equipment
Stan's Lawn Service (Building 16)	8/87 - present	Storage and Repair of Landscaping Equipment
Bussel Realty Corp. (Building 17)	4/84 - 8/87	Real Estate Broker
BE&K Communications (Land)	11/83 - 9/84	Cable TV Construction
DSM Enterprises (Building 10)	2/95 - present	Awning Manufacturer
RupCoe Heating and Plumbing (Building 6)	11/94 - present	Storage of Plumbing and Heating Equipment
Henderson Electric (Building 17, 9B offices)	4/95 - present	Office Use
Transport Logistics (Building 13)	5/95 - present	Truck Repair

The facility is currently occupied and operated by Norpak Corp. (DSC of Newark Corp.) Seventeen tenants, Forman Industries Inc., Promotion Associates, M&B Die Co., Able Metro Moving & Storage Inc., Everlasting Floral Prod., Columbia Prod., Galaxy Steel Door, Pioneer Associates, R&M Manufacturing, DSM Enterprises, RupCoe Heating and Plumbing, Henderson Electric, Transport Logistics, JRS Machine, Gundaker Fabrication, Fabrication Tech., and Stan's Lawn Service currently occupy the above referenced portions of the site (Section I.1).

A brief description of the most recent tenant operations is outlined in the above table.

ATTACHMENT II

HAZARDOUS SUBSTANCE/WASTE INVENTORY Materials Noted During the 2/21/95 Site Visit and Historical Site Data

<u>Material Name</u>	<u>Typical Annual usage</u>	<u>Storage Method</u>	<u>Location on Site Map</u>	<u>Quantity to remain on site</u>
Fuel Oil (125,000 Gallon Tank)		AST	AST	AST is out of service and reportedly has been cleaned
Fuel Oil (5 Abandoned Tanks)		AST	AST's	AST's are out of Service and staged on site
Petroleum		AST	AST	Abandoned tank out of service and staged in a fenced in enclosure
Petroleum		AST (Building 14)	AST	Approximately 250 gallon tank in use
Unknown		UST	UST	UST located adjacent to building 11 of unknown size and contents and is out of service
Pesticides		1-5 Gallon	Pesticide Storage	Several 1 and 5 gallon containers
Solvents Acids & Bases		2-300 lb containers	Building 5	Attached

AST = Above Ground Storage Tank
UST = Underground Storage Tank

Paint Spray Booths

The following is a list of the materials that are emitted from the spray paint booths.

Volatile Organic Compounds - average emission of 8.86 lbs/hour

Total Particulates - average emission of 0.011 lbs/hour

Carburetor Washing Area

The following is a list of the ingredients that are used in the carburetor washing area and are emitted into the stacks. The average emission of the materials is 0.04 lbs/hour.

Caustic Soda
Hydrochloric Acid
Particulate
Sulphur Dioxide
Carbon Monoxide
Volatile Organic Compounds
Nitrous Oxides

<u>Containers</u>	<u>Contents</u>	<u>Location</u>	<u>* Amount on Site (Avg.)</u>
Carboys	Sulfuric Acid	carburetor washing	220 lb
Carboys	Nitric Acid	carburetor washing	300 lb
Carboys	Muriatic Acid	carburetor washing	290 lb
Fiber Drum	Chromic Acid Flake	Carburetor washing	300 lb
Metal Cylinder	Acetylene	Maintenance	160 in3
Metal Cylinder	Oxygen	Maintenance	50 lb
Metal Cylinder	Propane	Shipping & Receiving	400 lb
Fiber Drum	Sodium Metabisulfite	carburetor washing	500 lb
Steel Drum	Naphtha	Maintenance Area	500 lb
Metal Drum	Mineral Spirits	Throughout facility	500 lb
Fiber Drum	Caustic Soda	carburetor washing	500 lb
Spray Cans	Paint, Lacquer	Throughout facility	7.5 g/week
Metal Cans	Thinner	carburetor assembly	500 lb
Metal Drums	Safety Kleen solvent	parts washing	80 g

*
 g = gallons
 lb = pounds
 in3 = cubic inches

ATTACHMENT III

AERIAL PHOTOGRAPH REVIEW NORPAK SOUTH PLAINFIELD SITE

1940

The western portion of the photograph did not appear in the photograph though the portion that was visible appears much the same as it does today.

1951

The buildings appear to be in the same configuration as they do the 1940 photograph and as they appear today. An area of exposed soil is present in the extreme southern portion of the property as well as to the south of the large above ground storage tank (AST).

1958

Some exposed soil is present in the extreme southern portion of the property. A berm is present around the AST, though no apparent debris or staining is present.

1962

The site appears much the same in the 1962 photograph as it does in the 1958 photograph though the low vegetation in the southern portion of the property contains scattered debris.

1974

The site appears to be in much the same condition in the 1974 photograph as it does in the 1962 photograph though to the south of building 14 there appears to be scattered equipment and debris including a possible trailer, boat and vehicles.

1991

The buildings appear the same in the 1991 photograph as they do in the 1974 photograph. The area to the south of building 14 appears to be a parking lot and storage area with low vegetation further to the south. Debris is apparent to the west of building 12.

ATTACHMENT IV
NARRATIVE SUPPORTING PROPOSALS FOR SAMPLING

Above Ground Tanks (AST's) and Piping

Several former AST's have existed at the site and several AST's are present today. The 125,000 gallon AST located to the east of building 11 has been cleaned as part of the decommissioning process therefore no sampling is proposed.

An AST was observed in the southern portion of building 13 over a concrete floor. No staining or floor drains were noted in the vicinity of the tank, therefore, no sampling is proposed.

Surface stains were noted around the AST located to the south of building 14 therefore sampling in the vicinity of this tank is proposed.

Five abandoned AST's, approximately 2,000 gallon capacity, are staged in the southeastern portion of the property. No staining or release into the environment was apparent in the vicinity of the five tanks therefore no sampling is proposed.

An AST was observed in a fenced enclosure in the western portion of the site. No staining or release into the environment was apparent therefore no sampling is proposed.

Underground Storage Tanks

One UST was reported to exist at the site. The UST is reported to be located at the southern end of building 11. The size age and contents of the tank are unknown therefore it is proposed that the tank be decommissioned and confirmatory post excavation sampling be conducted.

Rail Spurs or Sidings

A rail road spur is located between building 4 and building 5, between buildings 2 and 4 as well as in portions of the southern portions of the property. No apparent signs of discharge were apparent. Based on the observations taken during the site visit no sampling of these areas is proposed.

Above and Below Ground Pump Stations

A condensate return pumping station is located in a recessed area of the floor in building 1B. No indications of a release to the environment was observed therefore no sampling is proposed.

Sump

A 2 feet square sump of undetermined depth was located in building 15. A release of fuel oil occurred in this area and a Notice of Violation was issued by the NJDEP in June of 1990. The release was subsequently remediated and therefore no sampling is proposed.

Pits

Two pits were located between buildings 13 and 16 each pit measured approximately 2.5 feet by 2.5 feet with an undetermined depth. No staining or evidence of a release were apparent. No sampling is proposed.

Rail/Truck Loading/Unloading Areas

Loading docks were located between buildings 13 and 9C, the southern end of building 11, the northern end of building 1 and between buildings 2 and 4. No evidence of a release was apparent. No sampling is proposed.

Storage Pads and Areas Including Drum and/or Waste Storage

Drums of roofing material were stored in a fenced enclosure in the western portion of the site. No staining or stressed vegetation was observed. No sampling is proposed.

Dumpsters

Dumpsters were noted in between building 13 and 9C, building 13 and the water tower and to the western parking lot. No staining or evidence of a release was noted in the vicinity of the dumpsters, therefore no sampling is proposed.

Chemical Storage Cabinets

A pesticide storage cabinet was located in the southeastern portion of building 16. The containers were secured and stored on shelves and pallets at the time of the site visit and no staining or evidence of a release were apparent. No sampling is proposed for this area.

Floor Drains or Trenches and Piping

Concrete pipe chases reported to be used for the former steam lines were noted in many of the buildings. No evidence of a release to the environment was apparent during the site visit. No sampling is proposed.

Roof Leaders When Process Operations Vent to Roof

Roof vents were noted to be located above the process tanks in the southeastern portion of building 5. Columbia Products Inc. operates a spray booth and a carburetor cleaning operation in the southeastern portion of building 5. The emissions from the spray paint booth and the carburetor washing operation are reported in Attachment II. No sampling is proposed.

Storm Sewer Collection Systems

Storm sewer collection systems were noted at the northern end of building 1 and 6, to the east of building 13, between buildings 4A and 5, between building 10 and 9A and in the western portion of building 16. No hazardous materials were observed to be stored in close proximity to these inlets and no staining was noted therefore no sampling is proposed.

Surface Water Bodies

A creek marks the property boundary at the southeastern portion of the site. No materials were stored in close proximity to the creek and no evidence of a release from this site was apparent. No sampling is proposed.

Septic

A septic system was located between buildings 11 and 12. Due to the nature of the materials used in building 12 (solvents, adhesives and paints) it is proposed that the septic tank be investigated through sampling.

Waste Piles

A soil pile was generated during the cleanup of a petroleum release and is staged adjacent to building 14. The soil pile will be properly disposed of following the appropriate sampling.

Transformer

Three transformers were noted to be located adjacent to buildings 15 and 18. No determination could be made if the transformers contained PCBs at the time of the site visit. No staining or stressed vegetation was noted. The presence of PCBs in the transformers should be determined. If PCBs are present, samples may be required.

Underground Piping Including Industrial Process Sewers

Underground piping including former steam pipe chases, and the storm sewer system are located throughout the facility. No evidence of a release in these areas was apparent therefore no sampling is proposed.

Discolored Areas or Spill Areas

A discolored area of soil was noted in the southern portion of the property. What appeared to be oily stains and electrical parts were noted in the vicinity of the discolored soil. It is proposed that sampling be conducted in this area to characterize the material. A discolored area of soil was also observed adjacent to the northeast exterior portion of building 10. It is proposed that sampling be conducted in this area to characterize the material.

Active or Inactive Production Wells

Three inactive production wells were located on the site. The wells were located in the northeast portion of building 5A, in the basement of building 18 and adjacent to the creek in the southeastern portion of the property. No hazardous materials were stored in close proximity to the wells and no visible evidence of a release to the environment was apparent. No sampling is proposed.

Boiler Rooms

The former boiler room was located in buildings 15 and 16. A fuel oil release associated with the former boiler had previously been remediated. Therefore no additional samples are proposed.

ATTACHMENT V

ID NO. _____

DATE 6-17-90NAME OF FACILITY D.S.C. OF NORTON & FINCH, INC.LOCATION OF FACILITY 333 Hamilton Blvd. S. Plainfield, N.J.NAME OF OPERATOR Lester Inc

You are hereby NOTIFIED that during my inspection of your facility on the above date, the following violation(s) of the Solid Waste Management Act, (N.J.S.A. 13:1E-1 et seq.) and Regulations (N.J.A.C. 7:26-1 et seq.) promulgated thereunder and/or the Spill Compensation and Control Act, (N.J.S.A. 58:10-23.11 et seq.) and Regulations (N.J.A.C. 7:1E-1 et seq.) promulgated thereunder were observed. These violation(s) have been recorded as part of the permanent enforcement history of your facility.

DESCRIPTION OF VIOLATION

Ground Water Contaminated
in violation of N.J.S.A. 58:10-23.11 E and
N.J.S.A. 58:10-23.11 C discharge of a hazardous
substance.

Remedial action to correct these violations must be initiated immediately and be completed by

July 16, 1990. Within fifteen (15) days of receipt of this Notice of Violation, you shall submit in writing, to the investigator issuing this notice at the above address, the corrective measures you have taken to attain compliance. The issuance of this document serves as notice to you that a violation has occurred and does not preclude the State of New Jersey, or any of its agencies from initiating further administrative or legal action, or from assessing penalties, with respect to this or other violations. Violations of these regulations are punishable by penalties of \$25,000 per violation.

Edward J. LaRocca

Division of Hazardous Waste Management
Department of Environmental Protection

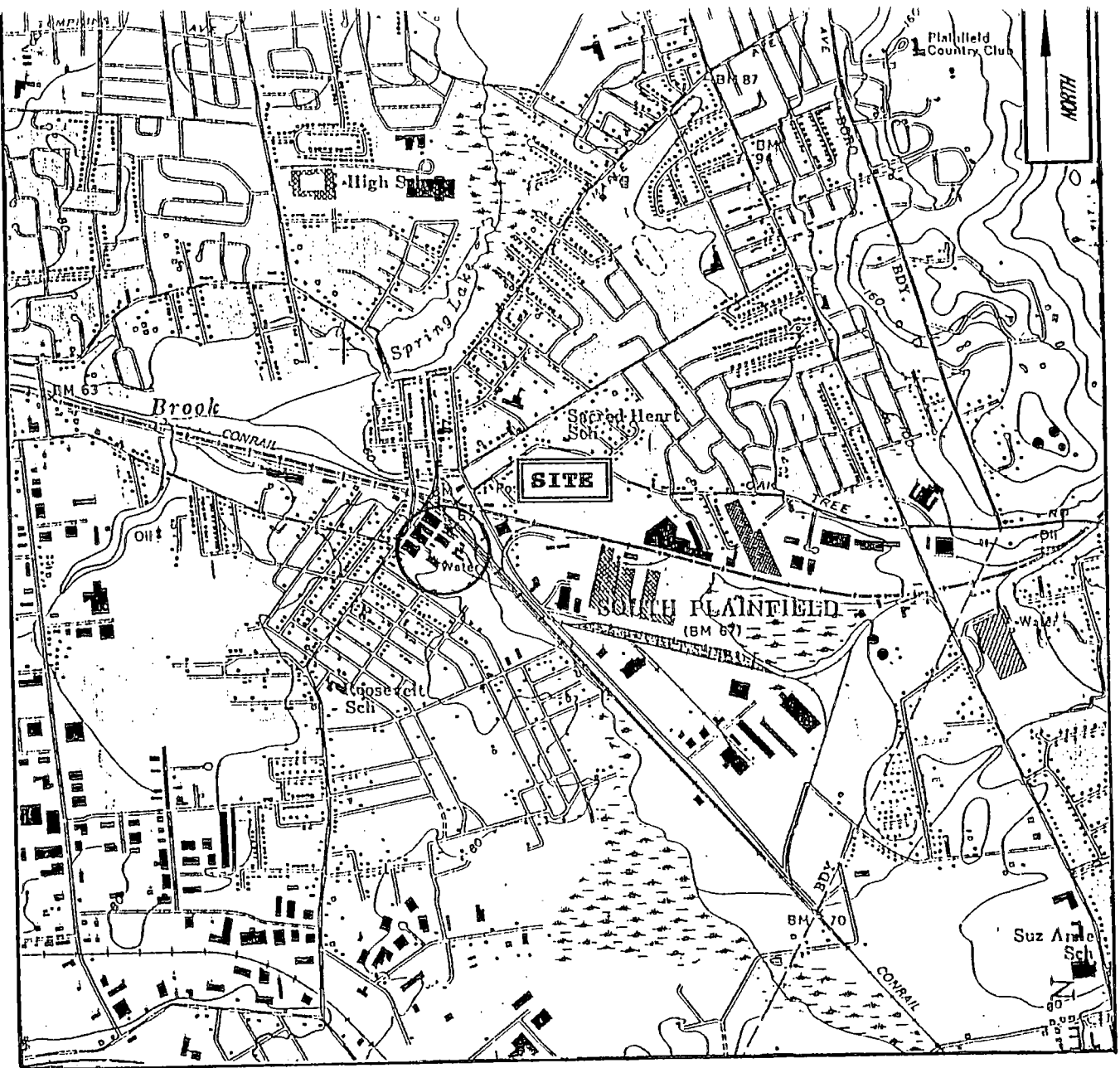
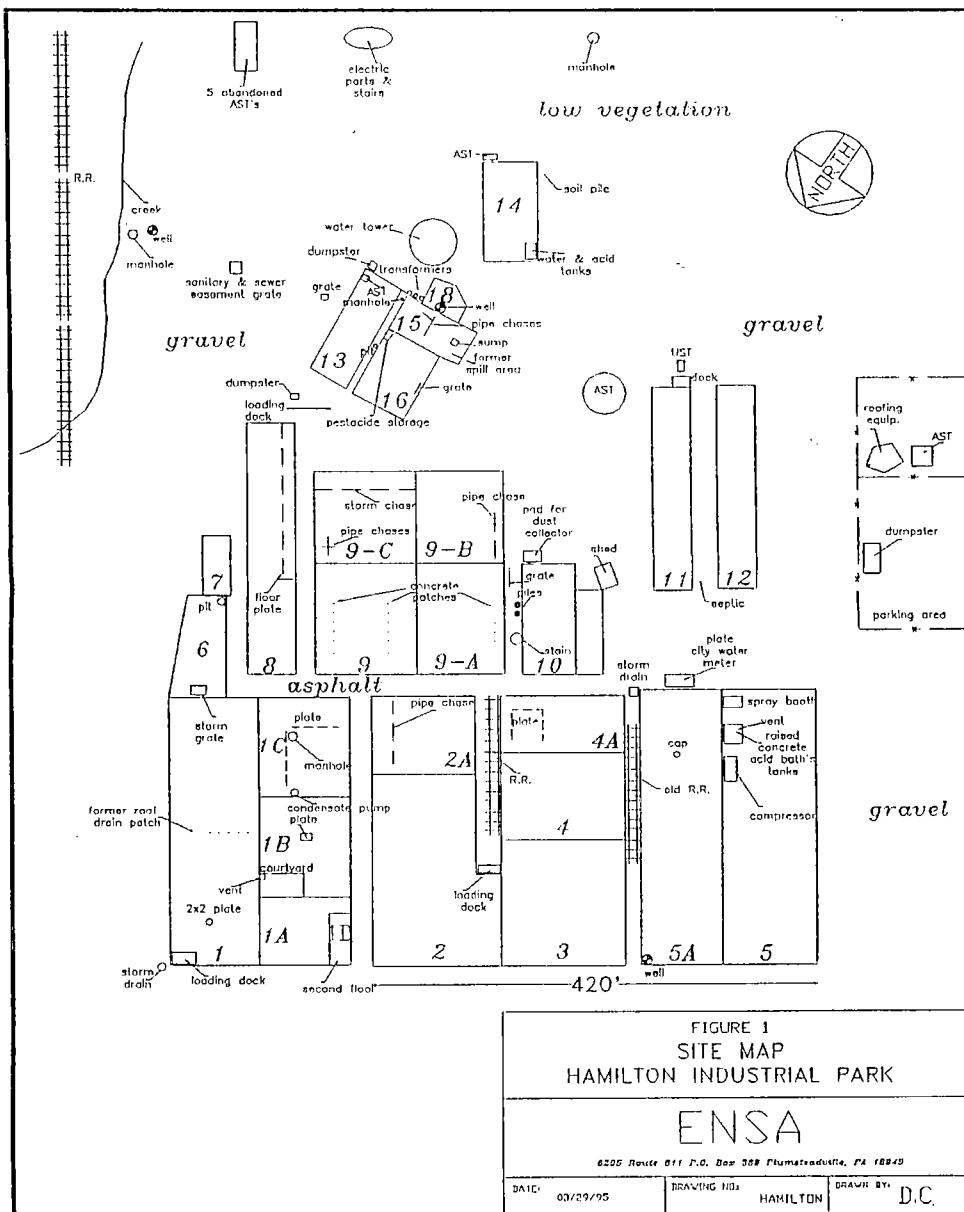


FIGURE 2
SITE LOCATION MAP
HAMILTON INDUSTRIAL PARK
333 HAMILTON BOULEVARD
SOUTH PLAINFIELD,
MIDDLESEX COUNTY, NEW JERSEY
PORTION OF PLAINFIELD QUADRANGLE
Scale: 1:24,000



QUESTIONS : 2, 4, 6, 7, 9, 18, 19, 20,
21, 23, 24, 27, 28

4-Oct-96

THE FOLLOWING INFORMATION IS EXCLUDED FROM THE 5/2/95 PA FOR SOUTH PLAINFIELD.

Space leased

<u>Tenant name</u>	<u>Building No.</u>	<u>Date taken</u>	<u>Use</u>
Central Jersey Trading Co., LLC.	9C	5/1/95	storage of paper products
Robalo Enterprises, Inc.	5A	6/1/95	warehousing clothing
Mr. Pepe Driving School	1D + outside land	2/1/96	truck driving school
Forman Industries	1A	10/1/94	storage of metal grates and cutting & processing of metal

Space vacated

<u>Tenant name</u>	<u>Building No.</u>	<u>Date vacated</u>
Marshall Rinker	1A	6/20/94
Forman Industries	1A	9/30/95
Forman Industries	1B	4/30/96
Stanley Bialecki	16	11/30/95
Galaxy Steel Door & Frame	7,8,9	2/29/96
M & B Die Co.	2A	4/30/96
Henderson Electric	17 & 9B offices	1/31/96
Parker Interior Plantscape	4A	12/21/95
Mr. Pepe Driving School	1D + outside land	10/2/96

Paul Coraci
44 Allen St.
Pleasanton, 08822
88-782-8832

Scott Coraci
186 Wayne St
Jersey City 07302
201-324-0846

Vincent Coraci
1 Claridge Drive
Verona, 07044
201-238-4232